



## Home Inspection Regulation

In order to protect consumers, it is vital to ensure those acting as home inspectors have adequate education, training and experience to assist the consumer in the home buying process.

REALTORS® support legislation that requires the registration of Home Inspectors operating in Kansas. Such registration should include a demonstration of competency and financial assurance. The process of registration improves consumer protection, ensures professional competency and ensures the presence of a viable home inspection industry in Kansas.

## Address Unlicensed Real Estate Activities

Significant consequences exist for licensed real estate salespersons and brokers that do not follow the law or misrepresent the interests of their clients. This serves as an important protection for consumers by providing a framework for competently handling real estate transactions. Unlicensed persons should not be allowed to engage in real estate practices that would otherwise require a license. The Kansas Real Estate Commission should be given reasonable powers to fully investigate and when necessary, halt services performed by unlicensed persons.

## Increase Access to Homeownership

As REALTORS®, we reaffirm the goal of “a decent home and a suitable living environment for every family.” REALTORS® are committed to helping every single Kansan to realize the American Dream of homeownership. A shortage of quality housing is an undeniable barrier to economic growth and development in any community, particularly those in rural areas. REALTORS® believe a mix of policies should be considered to improve existing housing units and generate new construction.

## Property Tax Relief and Reform

REALTORS® believe real estate is burdened with an excessive share of increasing government cost. We believe tax revenues should be equitably collected from a variety of sources and encourage taxing jurisdictions to consider the negative impact to the housing market and the economy associated with increases in property taxes.

## Protect Private Property Rights

REALTORS® believe in the fundamental right of all private property owners working through local governments to determine the highest and best use of their land. Further, we maintain that every citizen should have the right to acquire real property with the confidence and certainty that the value of such property will not be unreasonably diminished by governmental action at any level without just compensation or the owner’s express consent. This includes opposing government actions that limit the rights of property owners to take lawful actions to recover rents due from that property.